



Estate with 3 Businesses For Sale in Valea Crisului Covasna Romania



Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	https://esalesinternational.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 5,738,356.77

Местоположение

Страна:	Румыния
Область:	Covasna
Почтовый индекс:	527165
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Описание:

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Valea Crisului
Covasna
527165
Romania

Exceptional Investment Opportunity: Estate & 3 Thriving Businesses for Sale

Valea Crişului, Covasna, Romania

Unlock a rare multi-sector investment in the heart of Transylvania. Located just 10 km from Sfântu Gheorghe and within reach of the new Braşov-Ghimbav International Airport (GHV), this estate features a premium hospitality business and a highly profitable industrial recycling and manufacturing complex.



Available for purchase as a complete portfolio or as individual entities.

1. The Hospitality Sector: 3-Star Premium Guesthouse

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Asking Price: €1,690,000 (Negotiable) | Buyer Commission: 0%

A turnkey '3-Marigold' guesthouse perfectly positioned at the forest's edge. This property blends rustic Transylvanian charm with modern luxury, catering to high-end tourism and private events.

- * Accommodation: 810 sqm built area featuring 5 single rooms and 5 apartments (including 2 Luxury Suites with underfloor heating, Jacuzzis, and smart lighting). Approved plans are in place for further expansion.
- * Facilities: A professional-grade kitchen and a versatile event hall that can be partitioned for weddings, baptisms, or corporate retreats.
- * Outdoor Lifestyle: Situated on 3,300 sqm of land, the property includes a large swimming pool, a custom fire pit area, and ample parking.
- * Prime Location: Proximity to Kálnoky Castle, the Valea Crișului Equestrian Center, and King Charles' private retreat in Valea Zălanului ensures a steady stream of premium tourism.

1. The Industrial Sector: Circular Economy Manufacturing Complex

Total Valuation: €3,150,000 | Debt-Free Operation

A vertically integrated industrial powerhouse consisting of two synergy-driven factories. This is a debt-free, 'plug-and-play' operation with established multinational contracts and a loyal base of over 500 retail clients.

Factory 1: Industrial Recycling & Raw Material Production

- * Core Business: Collection and recycling of industrial cardboard and plastic waste.
- * Infrastructure: A fleet of three collection vehicles and a diverse client portfolio of large-scale regional suppliers.
- * Output: High-quality recycled plastic granules sold for industrial extrusion and injection molding.

Factory 2: Plastic Packaging Manufacturing

- * Core Business: Utilizing the raw materials from Factory 1, this subsidiary produces high-demand plastic packaging solutions (bags, sachets, etc.).
- * Distribution: Serves a nationwide network of 500+ retail stores and industrial partners.

III. Asset Portfolio & Real Estate Highlights

The industrial sale includes an extensive list of high-value equipment and historic real estate:



- * Real Estate: Over 6,000 sqm of land, two 1,000 sqm warehouses, and a dedicated press warehouse.
- * The Manor: A partially renovated Historic Hungarian Noble Manor, offering significant cultural and financial value (estimated value up to €1M).
- * High-End Machinery: Includes an EREMA regranulator with degassing, three plastic extruders, nine specialized welders, and heavy-duty industrial presses.
- * Logistics: Forklifts, vans (Citroën/VW), sales agent vehicles, and an on-site truck scaling facility.

Strategic Advantages

- * Zero Debt: Both the hospitality and industrial arms are 100% privately funded and owner-operated.
- * Supportive Transition: The current owners are prepared to offer training and management support to ensure a seamless handover.
- * Proximity: Easy access to the Braşov-Ghimbav International Airport (approx. 45 mins) makes this an ideal hub for international investors and logistics.

Contact for inquiries or to schedule a private viewing of the estate and facilities.

ABOUT THE AREA

Valea Crişului (Hungarian: Sepsikőröspatak) is a picturesque commune in Covasna County, Transylvania, situated in the Sfântu Gheorghe Depression. Nestled along the Criş stream at an altitude of approximately 590 meters, the village is steeped in history, with archaeological findings tracing human presence back to the Iron Age and Roman era. Historically part of the Szekely Land, the commune maintains a strong cultural identity, with over 90% of its population being of Hungarian descent.

The commune is renowned for its architectural heritage, most notably the Kálnoky Castle. This Renaissance-style manor, built at the turn of the 17th century, served as the ancestral seat of the Count Kálnoky family and has been beautifully restored over the years. Another significant landmark is the Roman Catholic church, which features 14th-century medieval frescoes and a bell cast in Braşov in 1512, standing as a testament to the region's deep religious and artistic roots.

Beyond its historical sites, Valea Crişului offers unique natural attractions, such as the man-made caves in the rocky slopes of Fenyőş Peak. These caves, including the 14-meter-long Ploti Cave, provide a fascinating exploration point and serve as a winter refuge for local insect species. The surrounding landscape of the Carpathian foothills makes the area a quiet haven for those interested in agrotourism, traditional wood carving, and hiking through the scenic Transylvanian countryside.

For those traveling by air, the nearest airport is Braşov-Ghimbav International Airport (GHV), located approximately 40–45 kilometers away. The drive from the airport to Valea Crişului typically takes about 45 to 50 minutes, passing through the county seat, Sfântu Gheorghe. Other regional options include Bucharest Otopeni (OTP), which is about 150 kilometers away but offers a wider range of international flight connections.

MAiN FEATURES:



- * 260m² of living space
- * 6000m² plot
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Romania
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Heating: да

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